SITE STUDY PLAN LEGEND

- APPROXIMATE PROPERTY LINE
- APPROX. BUILDING STRUCTURE SETBACKS
- PERVIOUS AREA
- IMPERVIOUS AREA
- BUILDING STRUCTURE AREA
- POTENTIAL ADDITION STRUCTURE AREA

SITE STUDY DATA

GENERAL DATA

ZONING:	SINGLE FAMILY RESIDENCE (R-1-AA)
FEMA FLOOD ZONE:	AE (ELEVATION 10 FT)
TOTAL GROSS AREA:	±9,416 SF (0.22 ACRES)

COVERAGE AS PER DELRAY BEACH CODE OF ORDINANCES

USES PERMITTED:	SINGLE-FAMILY DWELLING
MAX. LOT COVERAGE:	40%
MAX. IMPERVIOUS SURFACE:	NOT SPECIFIED
MIN. GREEN SURFACE:	NOT SPECIFIED
ALLOWABLE MAX. HEIGHTS:	14 FT T.O. TIE BEAM
MIN. OPEN SPACE REQUIREMENT:	25% NON-VEHICULAR OPEN SPACE

SETBACKS

FRONT:	30 FT
REAR:	10 FT
SIDES STREET:	15 FT
SIDE INTERIOR:	10 FT

EXISTING BUILDING DETAILS

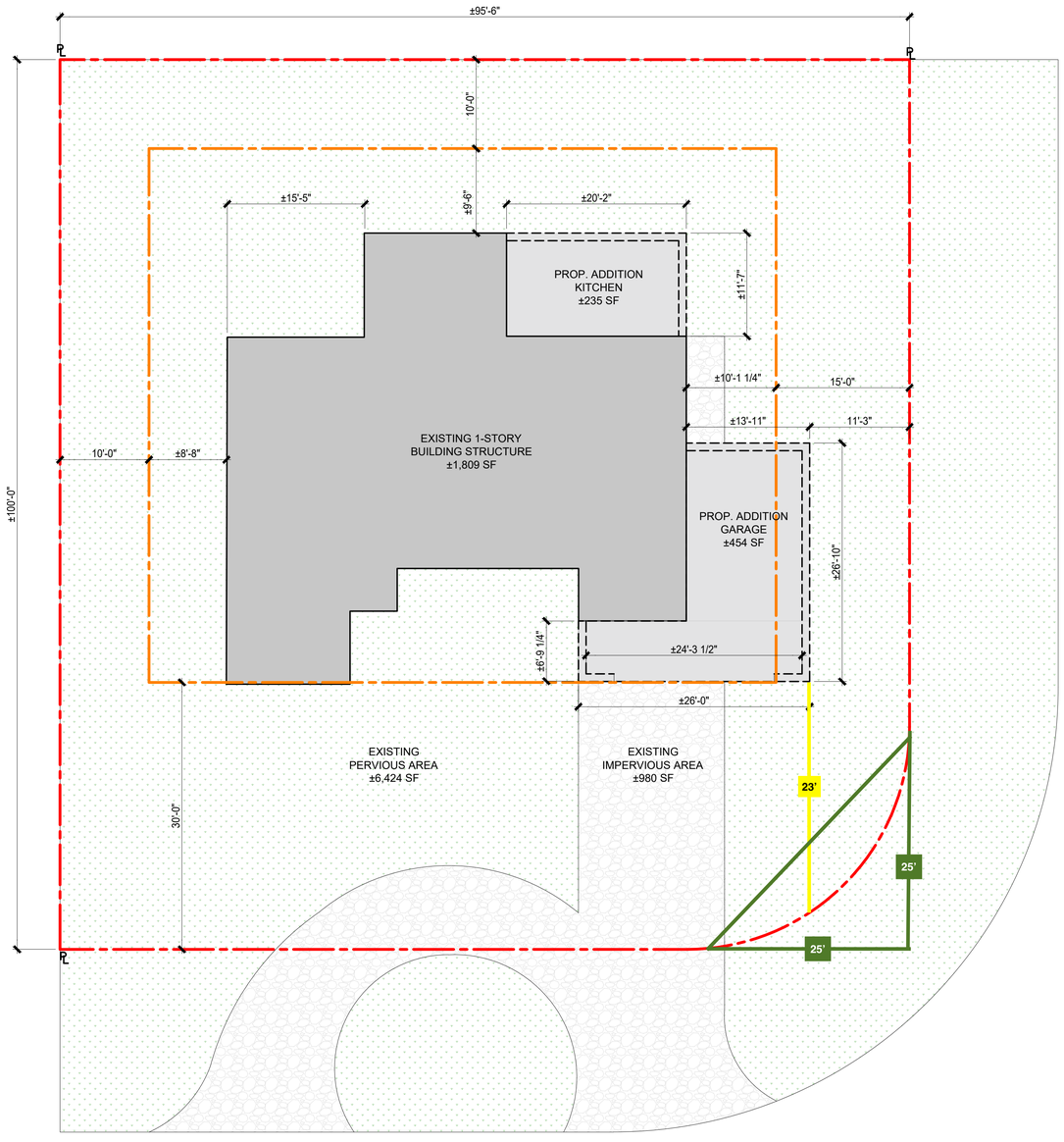
BUILDING COVERAGE:	±1,809 SF (19.2%)
IMPERVIOUS SURFACE:	±1,215 SF (12.9%)
PERVIOUS / GREEN SURFACE:	±6,392 SF (67.9%)

PROPOSED BUILDING DETAILS

KITCHEN ADDITION AREA (SF):	235 SF
GARAGE ADDITION AREA (SF):	454 SF
TOTAL AREA (SF):	689 SF

COVERAGE AS PER PROPOSED CONDITIONS

BUILDING COVERAGE (w/ ADDITION):	±2,498 SF (26.5%)
IMPERVIOUS SURFACE:	± 785 SF (08.4%)
PERVIOUS / GREEN SURFACE:	±6,137 SF (65.1%)



N

1 SITE STUDY PLAN - SCHEME 003

SCALE: 1/8" = 1'-0"

TRUE NORTH

P/ARC
Pujols Architecture

FL LIC. AR101066 | ID6977

561.542.9655
INFO@P-ARC.US

4123 NW 1ST STREET
DEERFIELD BEACH, FL 33442

GENERAL NOTICE

ALL DRAWINGS, SPECIFICATIONS, AND RELATED DOCUMENTS ARE COPYRIGHT PROPERTY OF THE ABOVE REFERENCED PROFESSIONAL AND IS NOT TO BE USED FOR ANY PURPOSE OTHER THAN THE SPECIFIC PROJECT AND SITE NAMED HEREIN, AND CANNOT BE REPRODUCED IN ANY MANNER WITHOUT THE EXPRESS WRITTEN PERMISSION FROM THE PROFESSIONAL.

THIS DOCUMENT IS NOT INTENDED TO PROVIDE INSTRUCTIONS TO THE CONTRACTOR WITH REGARDS TO CONSTRUCTION MEANS & METHODS.

THE CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS AND FIELD CONDITIONS AND NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES.

© COPYRIGHT 2024
PUJOLS ARCHITECTURE, LLC

PROFESSIONAL SEAL

STATE OF FLORIDA
GILBERTO EDUARDO PUJOLS
AR 101066
REGISTERED ARCHITECT

PROFESSIONAL IN CHARGE
GP

DRAWN BY
GP

PROJECT NAME & ADDRESS

GOSPODINOVA-LACHAPELLE RESIDENCE
690 EAGLE CIRCLE
DELRAY BEACH, FL 33444-1839

ISSUED RECORD

PROJECT NUMBER
23136

SCALE
NOTED

DATE
03.20.2024

SHEET TITLE

SITE STUDY PLAN
SCHEME 003

SHEET NUMBER

A1.03